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## **REZONING APPLICATION ANALYSIS**

**ZONING CASE #:**                      **Z2014-25**                      **LEGISTAR: #20141206**

**LANDOWNERS:**                      **Raymond O. Boyd**  
   **P.O. Box 324**  
   **Rutledge, GA 30663**

**APPLICANT:**                              **Same as above**

**AGENT:**                                      **n/a**

**PROPERTY ADDRESS:**    **1895 Lower Roswell Rd; 53, 56, & 76 Indian Trail**

**PARCEL DESCRIPTION:** **Land Lot 12060, District 16, Parcels 0030, 0040, 0250, & 0270**

**AREA:**                      **2.529 acres**    **COUNCIL WARD:**                      **6**

**EXISTING ZONING:**                      **R-20, Single Family Residential (County)**

**REQUEST:**                                      **CRC, Community Retail Commercial (City)**

**FUTURE LAND USE MAP**

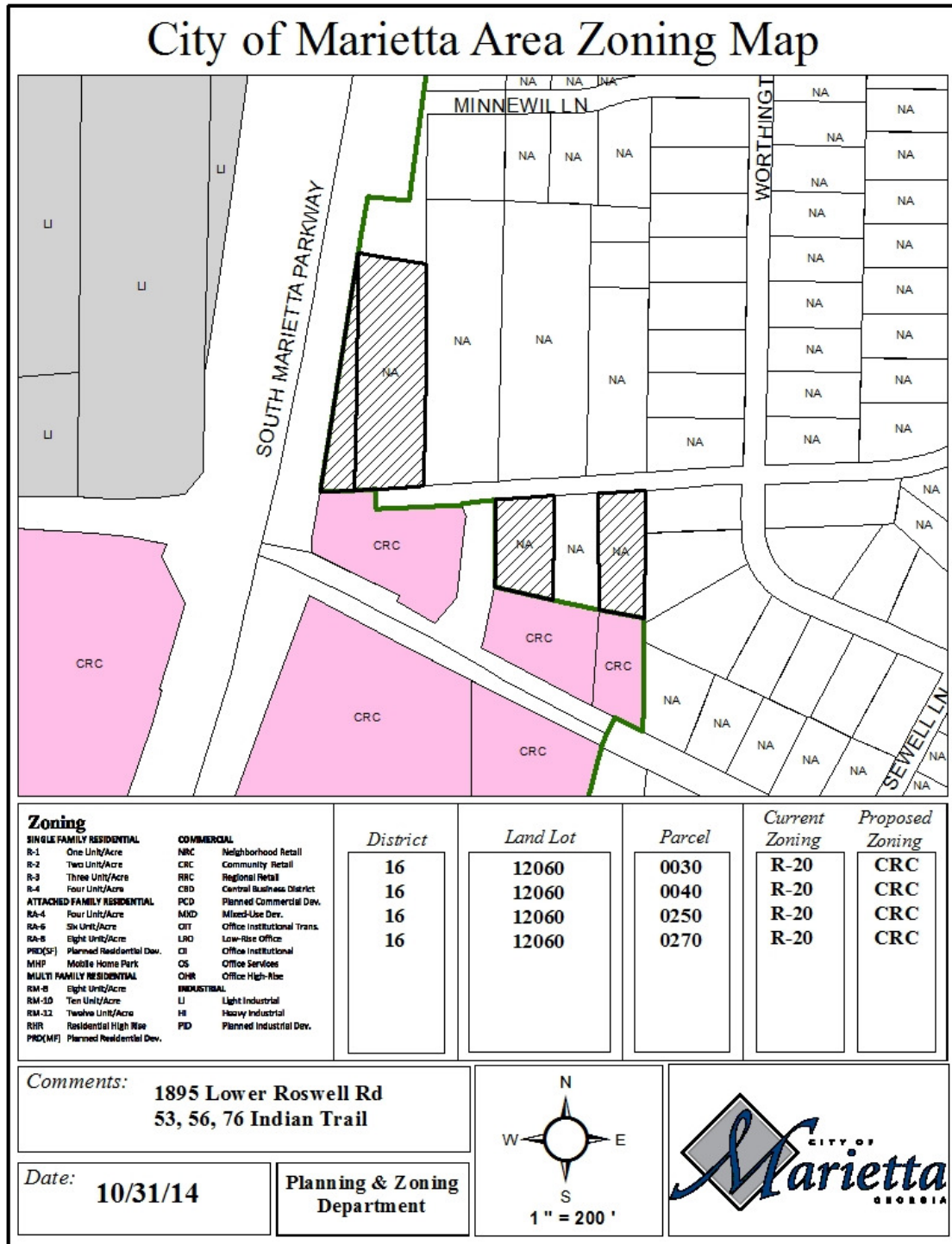
**RECOMMENDATION:**    **CAC (Community Activity Center)**

**REASON FOR REQUEST:**                      **Raymond O. Boyd is requesting the rezoning and annexation of four properties located near the intersection of Lower Roswell Road and South Marietta Parkway.**

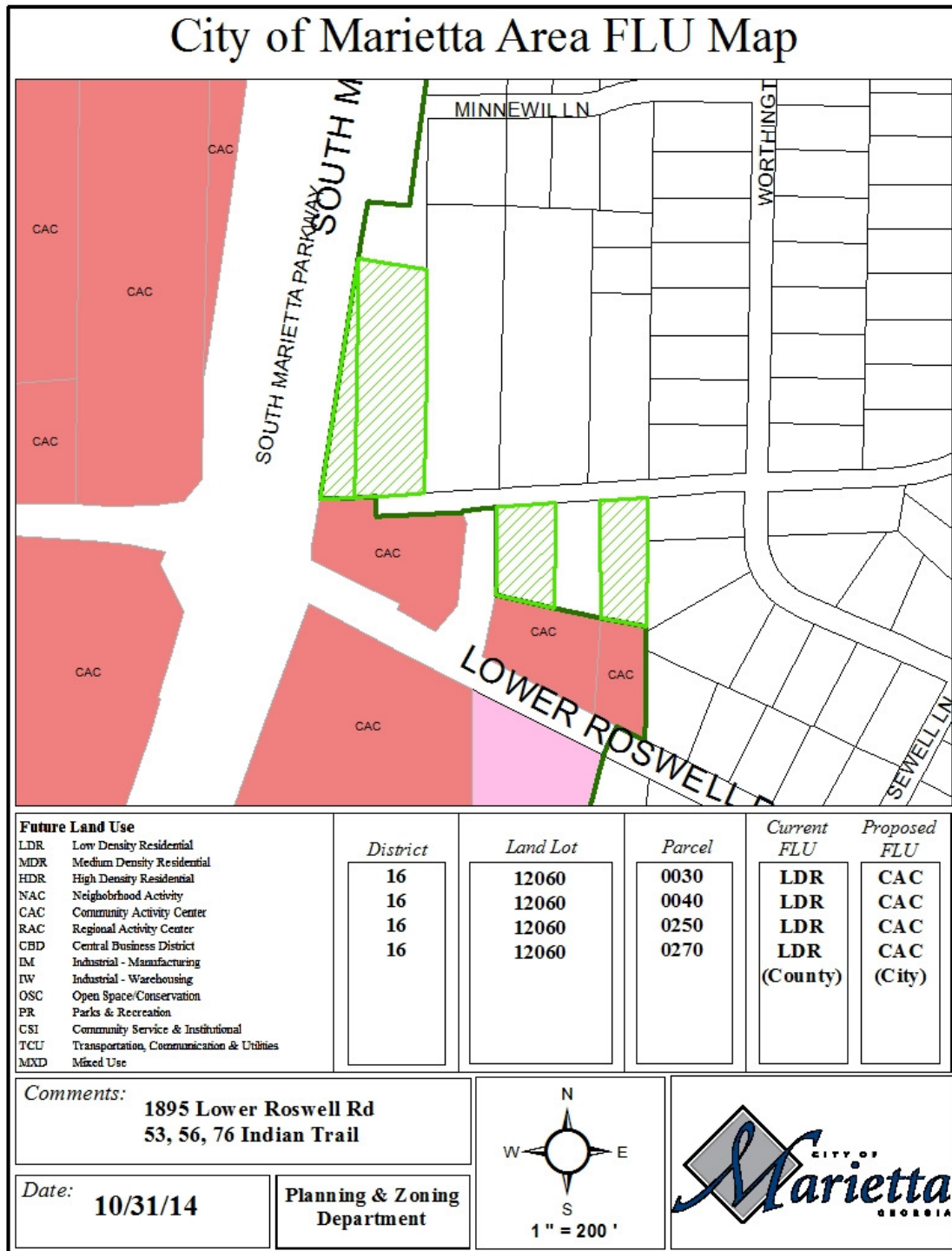
**PLANNING COMMISSION HEARING:**    **Tuesday, December 2, 2014 - 6:00 p.m.**

**CITY COUNCIL HEARING:**                      **Wednesday, December 10, 2014 - 7:00 p.m.**

## MAP



## FLU MAP





**PICTURES OF PROPERTY**



**53 Indian Trail**



**56 Indian Trail**





**76 Indian Trail**



**Looking towards 1895 Lower Roswell Road**

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## STAFF ANALYSIS

### *Location Compatibility*

The applicant, Raymond O. Boyd is requesting to annex into the City of Marietta four (4) parcels of property, totaling 2.59 acres; and to and rezone the parcels from R-20, Single Family Residential in Cobb County to CRC, Community Retail Commercial, in the City of Marietta. These parcels of property are located on Indian Trail - north of Lower Roswell Road near the northeastern corner of Lower Roswell Road and South Marietta Parkway. Mr. Boyd would like to rezone the property to the same CRC category as the adjacent properties that he owns along Lower Roswell Road.

In the surrounding area, the properties along Lower Roswell Road are predominantly commercial and retail uses and the properties along Indian Trail are zoned and used for residential purposes. To the north and east are properties that are zoned R-20. To the south are properties also owned by Mr. Boyd that are zoned CRC, and which are currently occupied by commercial uses. To the west, across South Marietta Parkway are properties zoned LI, Light Industrial that are currently used for industrial purposes.

### *Use Potential and Impacts*

Three of the parcels of property – 53, 56 and 76 Indian Trail – currently have houses located upon them and appear to continue to be used as residences. The fourth parcel – 1895 Lower Roswell Road – is a narrow, vacant parcel located along the South Marietta Parkway right of way, but does not have access to that roadway. Other adjacent and nearby properties along Indian Trail continue to be used as residences and are part of a stable residential neighborhood

Cobb County's Future Land Use (FLU) map classifies these parcels as LDR (Low Density Residential). The surrounding parcels located within the City have a Future Land Use designation of CAC (Community Activity Center), but all of those properties have frontage onto Lower Roswell Road. The requested CRC zoning classification is not consistent with the County's Future Land Use designation, but it would be compatible with the City's FLU designation of CAC. Due to the inconsistency between Cobb County's Future Land Use Map designation and that of the City's, the County could object to the proposed rezoning – according to the land use agreement between Cobb County and the City of Marietta.

### *Environmental Impacts*

The applicant is not proposing any new construction or modification to the existing site at this time. Therefore, there should be no additional environmental impacts from this request.



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## STAFF ANALYSIS CONTINUED

### *Economic Functionality*

Three of the four properties appear to be currently occupied by as residences. As a result, the property has economic potential as currently zoned.

### *Infrastructure*

At this time, the applicant has not proposed any site improvements as part of this annexation and rezoning request. Therefore, it is unknown how any future proposed use would impact water, sewer, or electricity infrastructure in the area. However, changing the use of these properties from residential to commercial would bring commercial traffic onto the residential streets off of Lower Roswell Road.



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## ANALYSIS & CONCLUSION

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**Prepared by:** \_\_\_\_\_

**Approved by:** \_\_\_\_\_





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## DATA APPENDIX

### ***CITY OF MARIETTA - WATER***

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Is a water line adjacent to the property?	Yes
If not, how far is the closest water line?	N/A
Size of the water line?	6-inch
Capacity of the water line?	Flow test required
Approximate water usage by proposed use?	Not provided

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### ***CITY OF MARIETTA - SEWER***

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Is a sewer line adjacent to the property?	No
If not, how far is the closest sewer line?	Approximately 600 feet
Size of the sewer line?	8-inch
Capacity of the sewer line?	Study may be required
Estimated waste generated by proposed development?	Not provided
Treatment Plant Name?	Cobb County
Treatment Plant Capacity?	Cobb County
Future Plant Availability?	Cobb County

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## DATA APPENDIX CONTINUED

### ***DRAINAGE AND ENVIRONMENTAL CONCERNS***

Does flood plain exist on the property:	NO
What percentage of the property is in the flood plain?	---
What is the drainage basin for the property?	Rottenwood Creek
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	NO
If so, is the use compatible with the possible presence of wetlands?	---
Do stream bank buffers exist on the parcel?	NO
Are there other topographical concerns on the parcel?	NO
Are the storm water issues related to the application?	NO
Potential presence of endangered species in the area?	NO

### **TRANSPORTATION -**

What is the road effected by the proposed change?	Indian Trail, Lower Roswell Rd
What is the classification of the road?	Indian Trail: Local Lower Roswell Rd: Arterial
What is the traffic count for the road?	---
Estimated # of cars generated by the proposed development?	---
Estimated # of trips generated by the proposed development?	---
Do sidewalks exist in the area?	
Transportation improvements in the area?	NO
If yes, what are they?	---



- Site Plans will be required for construction. Plans must include, driveways, erosion-sedimentation-and pollution control plan, stormwater management (preventing concentrated flows from adjacent property), stormwater quality (bioretention or other), and any other applicable improvements required by City Code and Georgia Stormwater Management Manual. Additional comments will be made at time of site plan submittal, if it is required. There can be no point discharge onto adjacent property which is not into a stream, defined drainageway, or storm sewer. Discharge will not be allowable at the property line, or into the street R.O.W. If easements are required for drainage through adjacent property, then the owner is to obtain.
- Annexation necessitates annexation of that portion of Indian Trail fronting 1905 & 1923 Lower Roswell Rd; and 53 – 76 Indian Trail.

### ***EMERGENCY SERVICES***

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Nearest city or county fire station from the development? Station 52

Distance of the nearest station? 2.6 miles

Most likely station for 1<sup>st</sup> response? Station 52

Service burdens at the nearest city fire station (under, at, or above capacity)? none

Additional comments: None

### ***MARIETTA POWER - ELECTRICAL***

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Does Marietta Power serve this site? Yes \_\_\_\_\_ No   X  

If not, can this site be served? ***Possibly***

What special conditions would be involved in serving this site?

***Marietta Power could serve these sites if the current residential units were demolished and new non-residential buildings were erected.***

Additional comments:



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## DATA APPENDIX CONTINUED

### ***MARIETTA CITY SCHOOLS***

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#### **Marietta City Schools Impact Assessment:**

Elementary School Zone Servicing Development: Lockheed Elementary

Grades six (6) through twelve (12) will be serviced by:

- Marietta Sixth Grade Academy
- Marietta Middle School
- Marietta High School

Current Capacity at Servicing Elementary School: 750 - 850

Current Capacity at Marietta Sixth Grade Academy: 800 - 900

Current Capacity at Marietta Middle School: 1,300 – 1,400

Current Capacity at Marietta High School: 2,500 – 2,600

Current Enrollment at Servicing Elementary School: 939

Current Enrollment at:

- Marietta Middle School: 1,315
- Marietta High School: 2,062

Number of students generated by present development: 0

Number of students projected from proposed development at: 0

New School(s) planned that might serve this area: None

#### **Comments:**